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10. GENERAL CONDITIONS

10. PLANNING. 24

MAP - GEO02449 (cont.)

RECOMMND

liquefaction potential. In addition the site is underlain by hard bedrock at shallow depth, therefore, the hazard from liquefaction is nil.

4. Provided surficial soils are compacted as recommended in this report, it is our opinion that the potential for significant seismically induced settlement is low.

5. According to the Federal Emergency Management Agency Flood Insurance Rate Map 6065C the site is not located within either a 100 or 500 year flood zone.

6. The site is not located within a potential dam inundation area.

GEO02449 recommendations:

1. All vegetation, trash and debris should be cleared from the grading area and removed from the site.

2. Prior to placement of compacted fills, all non-engineered fills and older alluvium will need to be removed down to competent bedrock.

3. Removal and requirements will also apply to cut areas, if the depth of cut is not sufficient to reach competent bedrock.

4. All building pad areas shall be undercut to a minimum depth of 3-feet below the bottom of the deepest footing, and the exposed subgrade scarified to a minimum depth of 12 inches, moisture conditioned, and compacted as necessary to produce soils compacted to a minimum of 95% relative compaction (ASTM: D1557). Building pad areas shall be defined as the building footprint including the area extending from the outer edge of the footings for a distance of 5 feet.

5. If oversized materials are generated during excavation of bedrock (rocks greater than 12 inches in maximum dimension) on the site may be exported from the site, reduced in size, placed as rock blankets or placed in windrows.

*It should be noted that according to the County of Riverside Technical Guidelines For Review of Geotechnical and Geologic Reports, "All rock disposals should take place a minimum of 10 (ten) feet below finish grades."

GEO No. 2449 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2449 is hereby accepted for Planning purposes.

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - GEO02449 (cont.) (cont.) RECOMMND

code parameters should be review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest,

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10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 8 MAP - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 9 MAP - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 10 MAP - OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.TRANS. 11 MAP - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the

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10. GENERAL CONDITIONS

10.TRANS. 11

MAP - INCREASED RUNOFF (cont.)

RECOMMND

developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

The final drainage report shall address the following:

1. The Preparer shall provide calculations and exhibits for the proposed detention basin demonstrating that the development meets the criteria stated in Flood RI 004 general condition: Increased Runoff Criteria.
2. For all storms studied the preparer shall demonstrate that the detention basin will drain completely within 72 hours.
3. The Preparer has represented that the detention basin will mitigate the 10 year storm with minor adjustments to the currently submitted plan. Applicant/Preparer acknowledges that any significant changes to the project footprint will result in a resubmittal of the project to the Planning Commission for map approval.
4. The Applicant shall provide the County with three (3) original copies of the Preliminary Hydrology and Hydraulics Report, "wet signed" and sealed by a State Registered Civil Engineer.
5. The Applicant shall provide three (3) digital copies on CD of the Preliminary Hydrology and Hydraulics Report documents.

10.TRANS. 12

MAP - MAP SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are

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10. GENERAL CONDITIONS

10.TRANS. 12

MAP - MAP SUBMIT FINAL WQMP (cont.)

RECOMMND

located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 13

MAP-WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on

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10. GENERAL CONDITIONS

10.TRANS. 13 MAP-WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 14 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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10. GENERAL CONDITIONS

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 3 MAP - FEATURE RELOCATION RECOMMND

Sites CA-RIV-11911 cannot be avoided through Project redesign. Hence, at least 30 days prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Tribe shall determine the feasibility of relocating the milling features to an area where they can be preserved undisturbed in open space in perpetuity. The Tribe shall work in concert with the Project Archaeologist and the Project Supervisor to identify the features to be relocated prior to any disturbance or grading within 100 feet of the archaeological site area, and relocate the features to a location chosen in coordination with the Tribe and on which the parties reasonable believe, with adequate measures, will be preserved and remain undisturbed in the future. Before construction activities are allowed to start, any visible

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP - FEATURE RELOCATION (cont.) RECOMMND

artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated. Specifically: 1.The forms should include records of any artifacts associated with those sites; 2.The forms should state which features were relocated (if any), which were destroyed, capped, collected (i.e. the ultimate status of the features); 3.The forms should indicated how the features were relocated or destroyed; 4.The forms should include updated maps indicating to where the features were moved (as appropriate).

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER WILL SERVE RECOMMND

A "Will-Serve" letter is required from the agency providing water service.

50.E HEALTH. 2 MAP- LEA CLEARANCE RECOMMND

Prior to map recordation, obtain clearance from Local Enforcement Agency (LEA). Please call 951-955-8980 for details.

EPD DEPARTMENT

50.EPD. 1 MAP - CONS ENTITY DEDICATION RECOMMND

The areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015 shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

50.EPD. 2 MAP - ECS REQUIREMENTS RECOMMND

The constrained areas will conform to the areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015. These areas shall be mapped and labeled "Delineated Constraint Area

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 75 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 4 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#88-ECS-AUTO/MAN GATES (cont.) RECOMMND

equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7877 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 8 MAP- QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP - ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1-9, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 28

MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP- CC&R RES CSA COM. AREA

RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 31

MAP- CC&R RES CSA COM. AREA (cont.)

RECOMMND

individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP- CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 32

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage,

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

50.TRANS. 2

MAP - STREET NAME SIGN

RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 3

MAP - SOILS 2

RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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50.TRANS. 4 MAP - STREETLIGHTS-CSA/L&LMD RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 5 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 6 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road

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50.TRANS. 8

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 9

MAP - DEDICATION SL1

RECOMMND

Mariposa Avenue shall be improved with 22 foot half-width AC pavement and 6" concrete curb and gutter within the 33' half-width dedicated right-of-way in accordance with County Standard No. 104, Section "A". (22'/33') Modified for no sidewalk.

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50.TRANS. 10 MAP - EXISTING MAINTAINED SL1 RECOMMND

Ponderosa Lane along project boundary is a paved County maintained road and shall be improved with 6" concrete curb and gutter located 20 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in the 30 foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section C. (20'/30') (Modified for no sidewalk.)

Suttles Drive along project boundary is a paved County maintained road and shall be improved with 6" concrete curb and gutter located 20 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in the 30 foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section C. (20'/30") (Modified for no sidewalk.)

50.TRANS. 11 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 12 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 13 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14

MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 15

MAP - SIGNING & STRIPING PLAN

RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 16

MAP - DRAINAGE EASEMENTS

RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

50.TRANS. 17

MAP - WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

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50.TRANS. 18 MAP - PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

50.TRANS. 19 MAP - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

50.TRANS. 20 MAP - WQMP REQMT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 21 MAP - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

Additional, the Final WQMP shall address the following:

1. In first submittal of the Final WQMP, Applicant shall submit a project-specific document that is in general conformance with the approved P-WQMP.
2. In first submittal of the Final WQMP, Applicant shall

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21

MAP - SUBMIT WQMP AND PLANS (cont.)

RECOMMND

coordinate all project improvement plans to ensure that all are consistent in design of all proposed LID BMPs (i.e. hydrology maps, grading plans, WQMP site plan, etc.).

3. In first submittal of the Final WQMP, Applicant shall provide LID BMP design cross-sections and details showing that the proposed LID BMPs are in compliance with the Riverside County LID BMP Design Handbook and that the captured volume of water will drain, within 72 hours. Redesign may be required if the 72 hour draw down time is not met.
4. In first submittal of the Final WQMP, Applicant shall provide an overflow structure for Bioretention facility number 2 to bypass stored runoff from storm events larger than V_{bmp} or in the event of facility or sub-drain clogging. Provide a detail of the overflow structure in the WQMP Site Plan. The applicant shall provide an armored full width emergency overflow spillway for Bioretention facility number 1, and modify the provided detail on the site map to show the armored spillway.
5. In first submittal of the Final WQMP, Applicant shall submit an updated landscape plan detailing all plant species and/or grasses proposed within all LID BMPs. The proposed species shall be consistent for use with any slopes or media depths proposed within the LID BMP facilities. Proposed landscaping shall be in compliance with Appendix C of the Riverside County LID BMP Design Handbook.
6. In first submittal of the Final WQMP, Applicant shall submit a copy of the project's utility plan to verify that no proposed utilities or light structures, if applicable, will be located within the proposed LID BMPs.

50.TRANS. 22

MAP - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - GRADE PLAN SUB &SCALE

RECOMMND

The soils engineer must provide a copy of the grading plan to the Department of Environmental Health for review and approval. The plan shall have a scale not smaller than 1" = 40' with detailed subsurface sewage disposal data including the 100% expansion area.

EPD DEPARTMENT

60.EPD. 1 - CONS ENTITY DEDICATION

RECOMMND

The areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015 shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 2 - 30 DAY BUOW

RECOMMND

Pursuant to Objectives 5 and 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - 30 DAY BUOW (cont.)

RECOMMND

appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 3 - TEMP FENCE INSTALLATION

RECOMMND

The areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed and encompasses the entire Riparian/Riverine feature. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 4 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation, survey for nesting birds, and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 5 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 - NESTING BIRD SURVEY (cont.)

RECOMMND

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 6 - TEMP FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere

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60.EPD. 6 - TEMP FENCING PLAN (cont.) RECOMMND

with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FIRE DEPARTMENT

60.FIRE. 1 MAP - REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings.

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 15 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.9 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7877 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 22 MAP - CULTURAL PROFESSIONAL RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors.

A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in

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60.PLANNING. 23 MAP - NATIVE MONITOR (cont.) RECOMMND

the Phase IV monitoring report.

60.PLANNING. 24 MAP - CULT. SENSITIVITY TRAIN RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 25 MAP - ARTIFACT DISPOSITION RECOMMND

Prior to Issuance of Grading Permits:
The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between

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60.PLANNING. 25 MAP - ARTIFACT DISPOSITION (cont.) RECOMMND

themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall

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60.TRANS. 2 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

be shown on the grading plans, where applicable.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils

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80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

A set of three detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to be submitted to the Department of Environmental Health.

EPD DEPARTMENT

80.EPD. 1 MAP - PERM FENCE INSTALLATION RECOMMND

Prior to the issuance of a building permit, the areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015, will be

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10:02

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80.EPD. 1 MAP - PERM FENCE INSTALLATION (cont.) RECOMMND

permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

80.FIRE. 1 MAP - REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

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PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with

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80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 MAP - FINAL SITE PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the First District.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).

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80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.)

RECOMMND

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block

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80.PLANNING. 18 MAP- Walls/Fencing Plans (cont.)

RECOMMND

walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. xcept for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

TRANS DEPARTMENT

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

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80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CFD, developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 2 MAP - LC LANDSCAPE SECURITY

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel.

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80.TRANS. 2 MAP - LC LANDSCAPE SECURITY (cont.)

RECOMMND

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3 MAP - LC LNDSCPNG PROJ SPECIFI

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval. Front yards shall not have turf lawns.
2. Common areas and open space landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval.
3. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
4. Project shall prepare water use calculations as outlined in Ord 589.3.
5. Project shall use point source irrigation type in common areas and LMD/CFD areas except as needed within stormwater BMP areas as noted in an approved WQMP document.
6. Trees shall be hydrozoned separately.
7. Hydroseeding is not permitted in stormwater BMP areas (except the bottom), container stock will be required.
8. Project shall use County standard details for which the application is available in County Standard Detail Format.
9. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
10. Plant species noted in MSHCP documents shall not be used

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80.TRANS. 3 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND

if MSHCP areas are adjacent to the project.
11.Landscape improvements located within County maintained
ROW shall be annexed and design/installed per LLMD
89-1-C/CFD standards .

80.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project
proponent shall complete annexation to Landscaping and
Lighting Maintenance District No. 89-1-Consolidated, and/or
other maintenance district approved by the Transportation
Department for continuous maintenance within public road
rights-of-way, in accordance with Ordinance 461,
Comprehensive Landscaping Guidelines & Standards, and
Ordinance 859. Said annexation should include the
following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent
structures.
- (4) Street sweeping.

80.TRANS. 5 MAP - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP
shall be constructed and installed in conformance with
approved plans and specifications. It shall be
demonstrated that the applicant is prepared to implement
all non-structural BMPs described in the approved project
specific WQMP and that copies of the approved
project-specific WQMP are available for the future
owners/occupants.

80.TRANS. 6 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of
establishing the maintenance entity identified in the
approved project specific WQMP.

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80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1

MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2

MAP - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S RECOMMND

Prior to final building inspection, the developer / applicant shall be responsible for obtaining the following inspections and reports required by Ordinance 457 for the proposed paved private road.

Required Inspections:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - PVT RD GDG INSP'S (cont.)

RECOMMND

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Inspection of Final Paving
4. Inspection of onsite storm drain facilities constructed as part of the private road.

Required Reports:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
2. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

TRACT MAP Tract #: TR36910

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

90.E HEALTH. 3 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-5282

TENTATIVE MAP Tract #: TR36910

Parcel: 273-174-012

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to the ISSUANCE OF BUILDING FINAL INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.9 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - LC LNDSCP INSPECT DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

TRACT MAP Tract #: TR36910

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - LC LNDSCP INSPECT DEPOSI (cont.) RECOMMND

Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 2 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 3 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly

CT MAP Tract #: TR36910

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 4 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 7 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

02/22/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - UTILITY INSTALL (cont.)

RECOMMND

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8 MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of

TRACT MAP Tract #: TR36910

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - 80% COMPLETION (cont.) RECOMMND

acceptance from water purveyor is required.

- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 9 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Ponderosa Lane, Suttles Drive, and Mariposa Avenue.

90.TRANS. 10 MAP - BMP - EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 11 MAP - BMP MAINT AND INSPECT RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for

02/22/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

MAP - BMP MAINT AND INSPECT (cont.)

RECOMMND

all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: August 3, 2015

TO:

Riv. Co. Transportation Dept.	Riv. Co. Building & Safety – Plan Check	Southern California Edison
Riv. Co. Trans. Dept. – Landscape Section	P.D. Environmental Programs Division	Southern California Gas Co.
Riv. Co. Environmental Health Dept.	P.D. Geology Section	Riverside Highland Water Company
Riv. Co. Flood Control District	P.D. Archaeology Section	City of Riverside
Riv. Co. Fire Department	1st District Supervisor	
Riv. Co. Building & Safety – Grading	1st District Planning Commissioner	

CHANGE OF ZONE NO. 7877 AND TENTATIVE TRACT MAP NO. 36910 – EA: 42811– Applicant: Ponderosa Lane Estates, LLC – Engineer/Representative: Bryan Ingersoll– First Supervisorial District – Woodcrest Zoning District– Lake Mathews/Woodcrest Area Plan- Rural Community-Very Low Density Residential (RC: VLDR)- Location: North of Mariposa Lane, south of Ponderosa Lane, east of Alita Drive, and west of Suttles Drive- 9.90 acres-Zoning: Light Agriculture-5 acre minimum (A-1-5)- **REQUEST: A Change of Zone** to alter the zoning classification of the project site from Light Agriculture-5 acre minimum (A-1-5) to Light Agriculture-20,000 square foot minimum (A-1-20000) and Watercourse, Watershed & Conservation Areas (W-2). In addition, a **Tentative Tract Map** for a Schedule "B" subdivision of the 9.90 acre project site into nine (9) single family residential lots and one (1) detention basin. APN: 273-174-012.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 13, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Contract Planner**, or e-mail at plange@rotlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



September 23, 2015

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Greg Pettie
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Peter Lange, Contract Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
[Via Hand Delivery]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1143MA15
Related File No.: TR36910 (Tentative Tract Map), CZ07877 (Change of Zone)
APN: 273-174-012

Dear Mr. Lange:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2015-01 (as adopted on August 13, 2015), staff reviewed Change of Zone Case No. 7877 (CZ07877), a proposal to change the zoning of 9.90 acres located southerly of Ponderosa Drive, westerly of Suttles Drive, northerly of Mariposa Avenue, and easterly of Alita Drive in the unincorporated community of Woodcrest from A-1-5 (Light Agriculture, five acre minimum lot size) to R-A (Residential Agricultural). This change of zone is being considered in conjunction with Tentative Tract Map No. 36910, a proposal to divide the property into 9 single-family residential lots with a minimum gross lot size of one-half acre. The tentative tract map was reviewed pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, residential density is not restricted.

The elevation of Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level (1535 feet AMSL). The proposed maximum pad elevation is 1466.0 feet AMSL. The R-A zone allows a maximum building height of 40 feet for single-family residences, for a total maximum elevation of 1506 feet AMSL. This elevation is lower than the elevation of the runway at its northerly terminus. Additionally, the site is located beyond the 20,000 foot radius from the runway at March Air Reserve Base/Inland Port Airport and all other public-use airport runways. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed zone change. As the site is located within Airport Compatibility Zone E, both the existing and the proposed zoning are consistent with the March ALUCP.

I also find the above-referenced Tentative Tract Map CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

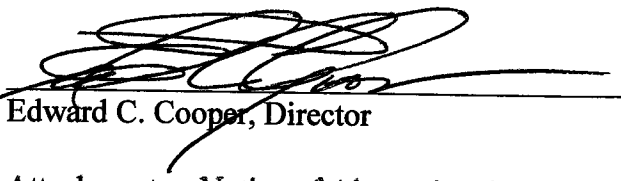
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. Any new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

September 23, 2015

5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549 or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Ponderosa Lane Estates LLC (applicant/owner/payee)
Adkan Engineers (project engineer)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1143MA15\ZAP1143MA15.LTR.doc



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

September 2, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Scearce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for TR36910, CZ07877

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 24, 2015 and received in our office August 6, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re: TR36910, CZ07877
September 2, 2015
Page 2

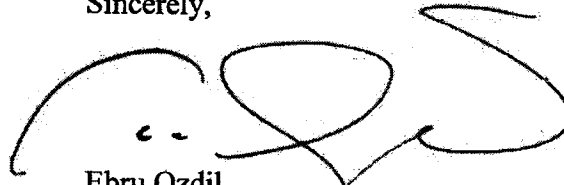
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

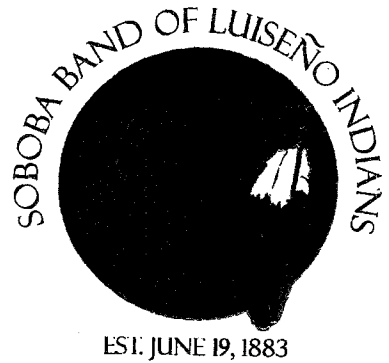


Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

February 23, 2016

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

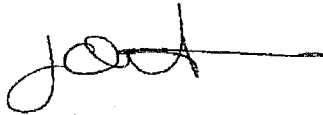


RE: AB 52 Consultation; TR36910

This letter serves as a formal conclusion to consultation under AB 52 for the Soboba Band of Luiseño Indians.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies. Please feel free to contact me with any additional questions or concerns.

Sincerely,



Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Page 2

- (iii) agreement that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

Depending on the size, occupancy, or water requirements of the project, additional studies including but not limited to distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service.

Prior to Western issuing a Conditions of Approval to governing planning agency, developer shall pay a planning deposit for cost incurred by Western's staff in benefiting proposed development. The planning deposit is currently \$5,000.00. Depending on the complexity of the proposed development, any surplus in the account will be returned to the developer or rolled over to the next phase, such as plan check deposit upon developer's approval, while account exhausted prior to the next phase will be supplemented by the developer. Developer shall prepare preliminary layout of proposed potable water and/or recycled water facilities and proposed points of connection.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection.

All requirements referred to in this letter are subject to change without notice and in no case shall the terms of this water availability letter remain in effect greater than a year from the issuance date.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

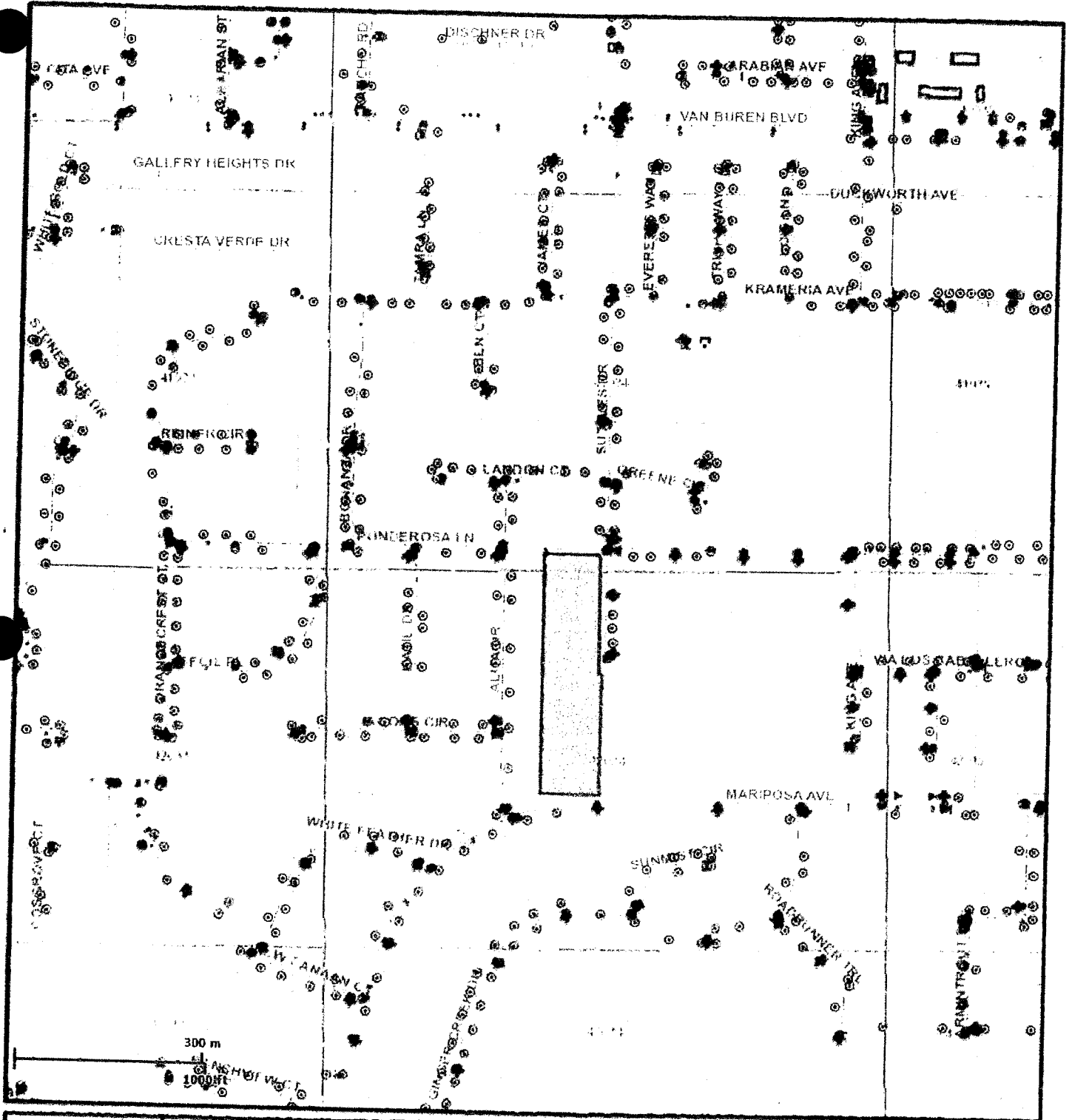




JIMMY CHEN, P.E.
Principal Engineer

JC:tm

Enclosure(s): Map

cc: Adkan Engineers, 6879 Airport Dr., Riverside, CA 92504



<p>1" = 752 ft</p>	<p>Sub Title</p>	<p>06/24/2015</p>		
<p>This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Western staff for the most up-to-date information</p>				

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

September 3, 2015

Attention: Planning

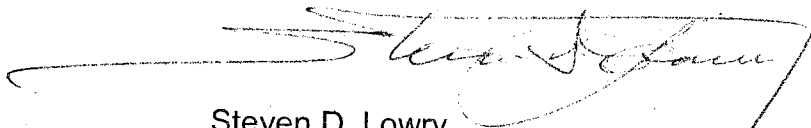
Subject: Tract Map No. 36910

Please be advised that the division of the property shown on Tract Map No. 36910 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

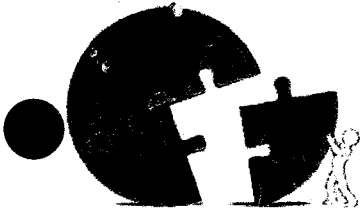
In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.



Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

Set 10 #CC006671



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36910 DATE SUBMITTED: 6-26-15

APPLICATION INFORMATION

Applicant's Name: Ponderosa Lane Estates E-Mail: ppitassi@diversifiedpacific.com (Pete Pitassi)

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Bryan Ingersoll E-Mail: bingersoll@adkan.com

Mailing Address: 6879 Airport Drive
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0598

Property Owner's Name: Ponderosa Lane Estates E-Mail: ppitassi@diversifiedpacific.com (Pete Pitassi)

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Steven Weiss · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

CASE NUMBER(S): TR 36910 / BGR 160038 Set I.D. No. _____
 Check box if all concurrent cases are to be withdrawn.

APPLICATION INFORMATION

Applicant's Name: Ponderosa Lane Estates, LLC E-Mail: ppitassi@diversifiedpacific.com

Applicant's Contact Person: Pete Pitassi (Authorized Representative)
if the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

NOTE: **Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.**

DATE SUBMITTED: 2/10/2016


(CHECK THE APPROPRIATE BOX)

I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

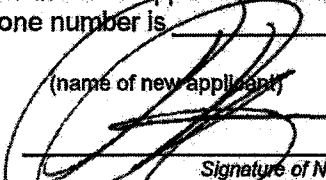
I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I c/o Pete Pitassi verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to Woodcrest Suttles, LLC c/o Pete Pitassi
10621, Civic Center Drive, Rancho Cucamonga, CA 91730
Date Active: October 19, 2015

I _____ verify that I am the new applicant and acknowledge the receipt thereof. My new address is _____, phone number is _____, and can be e-mailed at _____



Signature of Existing Applicant



(name of new applicant)
Signature of New Applicant

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 & 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7877 AND TENTATIVE TRACT MAP NO. 36910 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ponderosa Lane Estates, LLC – Engineer/Representative: Bryan Ingersoll – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive – 9.90 acres – Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed & Conservation Areas (W-1). The Tentative Tract Map is a Schedule "B" subdivision of 9.90 acres into nine (9) single family residential lots with a minimum lot size of 20,000 square feet and one (1) open space lot.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
MARCH 2, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Judy Eguez, at 951-955-6892 or email jeguez@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Judy Eguez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/29/2015.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers CZ07877/TR36910 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

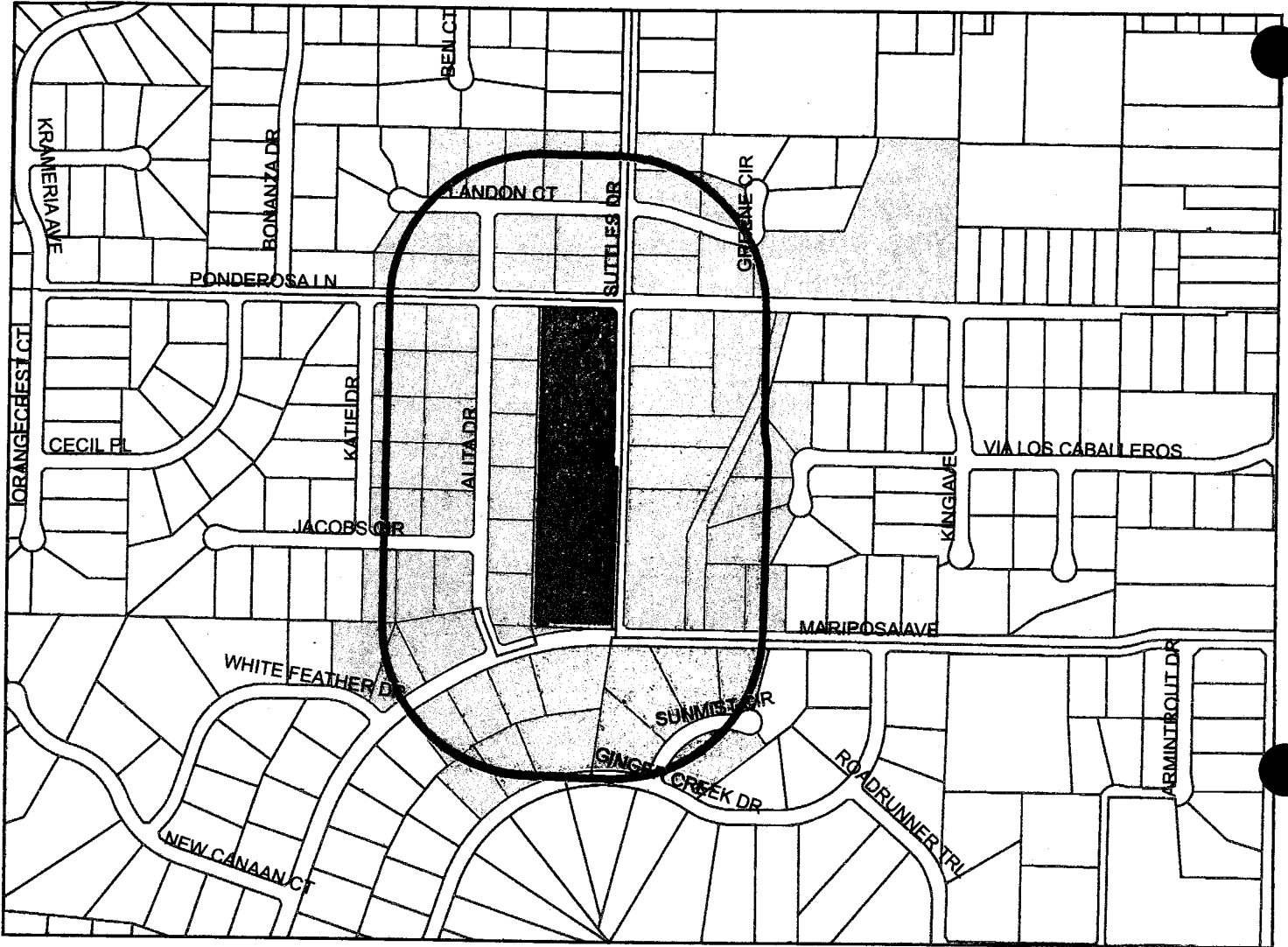
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CZ07877 / TR36910 (600 feet buffer)



Selected Parcels

273-160-089	273-180-042	273-160-091	273-173-001	273-173-004	273-160-092	273-200-056	273-172-026	273-160-077	273-200-054
273-173-007	273-200-055	273-180-041	273-174-006	273-200-028	273-173-008	273-174-003	273-172-027	273-160-087	273-173-003
273-174-002	273-160-078	273-174-005	273-173-005	273-173-006	273-180-040	273-174-008	273-174-001	273-173-002	273-174-012
273-180-050	273-200-065	273-200-066	273-200-067	273-200-078	273-200-079	273-200-080	273-200-081	273-200-082	273-200-083
273-200-029	273-172-025	273-173-009	273-174-004	273-520-016	273-520-018	273-520-019	273-520-020	273-520-021	273-580-007
273-580-008	273-580-009	273-580-021	273-580-022	273-580-023	273-580-024	273-580-025	273-580-026	273-580-027	273-580-028
273-160-080	273-173-010	273-160-079	273-180-034	273-180-035	273-160-090	273-160-076	273-160-088	273-180-036	



525 262.5 0 525 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 273160076, APN: 273160076
ALISA NEAL, ETAL
19016 COLE AVE
PERRIS CA 92570

ASMT: 273160089, APN: 273160089
LINDA MORROW, ETAL
16405 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160077, APN: 273160077
DORA LOPEZ, ETAL
16430 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160090, APN: 273160090
LISA CUMMINGS, ETAL
16435 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160078, APN: 273160078
JO ANDERSON, ETAL
16400 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160091, APN: 273160091
PATRICIA DICRISTOFARO, ETAL
17032 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273160079, APN: 273160079
MONICA BULLOCK, ETAL
16370 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160092, APN: 273160092
ESMIREYDA ANDAYA, ETAL
16420 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273160080, APN: 273160080
JASBIR SANDHU, ETAL
16340 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273172025, APN: 273172025
LISA MOHN, ETAL
16317 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273160087, APN: 273160087
TERESA HARRAH, ETAL
16695 BLOCKER DR
RIVERSIDE, CA. 92504

ASMT: 273172026, APN: 273172026
TARA TEIGEN WALLNER, ETAL
16349 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273160088, APN: 273160088
ROHINI DASIKA, ETAL
16725 BLOCKER DR
RIVERSIDE, CA. 92504

ASMT: 273172027, APN: 273172027
DAVID VINSANT, ETAL
C/O DAVID VINSANT
16375 JACOBS CIR
RIVERSIDE, CA. 92504



ASMT: 273173001, APN: 273173001
KRISTEN LENNON, ETAL
16780 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273173008, APN: 273173008
CONSUELO CARRANZA, ETAL
16815 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173002, APN: 273173002
CHRISTINE ELLIS, ETAL
16796 KATIE DR
RIVERSIDE CA 92503

ASMT: 273173009, APN: 273173009
CHERYL VITO, ETAL
16797 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173003, APN: 273173003
MARY BAGLEY, ETAL
16818 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273173010, APN: 273173010
SHERRY HILLIARD
16779 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173004, APN: 273173004
DAVER RODRIGUEZ, ETAL
16852 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273174002, APN: 273174002
LISA MOY, ETAL
16948 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173005, APN: 273173005
OLGA GABALDON, ETAL
16302 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273174003, APN: 273174003
MARIA MENENDEZ, ETAL
16906 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173006, APN: 273173006
MARY BISHARA, ETAL
16891 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174004, APN: 273174004
SANDRA SMITH
16874 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173007, APN: 273173007
ELIZABETH WINDOM, ETAL
16853 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174005, APN: 273174005
LEO CLARK
16832 ALITA DR
RIVERSIDE, CA. 92504



ASMT: 273174006, APN: 273174006
GULLALY AZIZI
16790 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273180042, APN: 273180042
JULIETA HURTADO, ETAL
16720 SUTTLES DR
RIVERSIDE CA 92504

ASMT: 273174008, APN: 273174008
PAUL HARRIS FAMILY LTD PARTNERSHIP
16990 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273200028, APN: 273200028
KIMBER WINTERS, ETAL
16549 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273180034, APN: 273180034
DEANNA WALTERS, ETAL
16620 SUTTLES DR
RIVERSIDE, CA. 92504

ASMT: 273200029, APN: 273200029
RAMY SENG
16521 PONDEROSA LN
RIVERSIDE, CA. 92508

ASMT: 273180035, APN: 273180035
VITA WILLETT, ETAL
16510 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273200054, APN: 273200054
KELLY POFFENBERGER, ETAL
16868 SUTTLES DR
RIVERSIDE CA 92504

ASMT: 273180036, APN: 273180036
DIANA LAPSLEY, ETAL
16580 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273200055, APN: 273200055
PATIENCE SPINA, ETAL
16577 PONDEROSA LN
RIVERSIDE CA 92504

ASMT: 273180040, APN: 273180040
LORI FRY, ETAL
16595 GREENE CIR
RIVERSIDE, CA. 92504

ASMT: 273200056, APN: 273200056
LISA CARREON, ETAL
16830 SUTTLES DR
RIVERSIDE CA 92504

ASMT: 273180041, APN: 273180041
DYAL IVY, ETAL
16690 SUTTLES DR
RIVERSIDE, CA. 92504

ASMT: 273200083, APN: 273200083
PONDEROSA LANE ESTATES
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730



ASMT: 273580028, APN: 273580028
SCOTT LISSOY
C/O FAR WEST INDUSTRIES
2922 DAIMLER ST
SANTA ANA CA 92705



CZ7877 TR36910

**Southern California Edison
1 Walnut Grove Ave., Rm. 312
P.O. Box 600
Rosemead, CA 91770**

**The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506**

**Planning Department
City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522**

**Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516**

**Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518**

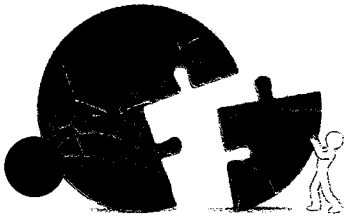
**Board of Supervisor, Riverside County
1st Supervisor District, Bob Buster
Mail Stop 1001
Rancho Cucamonga, CA 91730**

**Riverside Highland Water Company
1450 E. Washington Street
Riverside, CA 92501-3204**

**Owner/Applicant:
Ponderosa Lane Estates LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730**

**Owner/Applicant:
Ponderosa Lane Estates LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730**

**Engineer:
Adkan Engineers
Attn: Brian Ingersoll
6879 Airport Drive
Riverside, CA 92504**



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7877 and Tentative Tract Map No. 36910

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Judy Equez Title: Project Planner Date: February 4, 2016

Applicant/Project Sponsor: Woodcrest Suttles, LLC Date Submitted: July 2, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

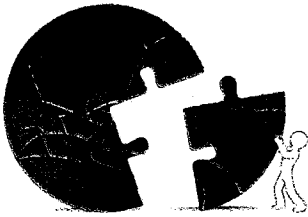
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Judy Equez at (951) 955-3200.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR36910\DH-PC-BOS Hearings\DH-PC\CZ07877.TR36910.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42811 ZCFG6190

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ07877/TR36910

Project Title/Case Numbers

Judy Egüez

County Contact Person

(951) 955-3200

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Woodcrest Suttles, LLC

Project Applicant

10621 Civic Center Drive, Rancho Cucamonga, CA 91730

Address

The project is located northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive.

Project Location

The change of zone proposes to change the site's zoning classification from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Area (W-1). The tentative tract map is a Schedule B subdivision of 9.9 acres into 9 residential lots with a minimum lot size of 20,000 sq. ft. and one (1) open space lot.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

JE/je Revised 2/17/2016

Y:\Planning Case Files-Riverside office\TR36910\DH-PC-BOS Hearings\DH-PC\CZ07877.TR36910.NOD Form.docx

Please charge deposit fee case#: ZEA42811 ZCFG6190

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1602159

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WOODCREST SUTTLES, LLC \$2,210.25
paid by: CK 111
CFG FOR EA42811 (TR36910/CZ07877)
paid towards: CFG06190 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 26, 2016 09:05
MGARDNER posting date Feb 26, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1507508

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WOODCREST SUTTLES, LLC \$50.00
paid by: CK 1462
CFG FOR EA42811 (TR36910/CZ07877)
paid towards: CFG06190 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jul 02, 2015 11:24
MGARDNER posting date Jul 02, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

ASMT: 273160076, APN: 273160076
ALISA NEAL, ETAL
19016 COLE AVE
PERRIS CA 92570

ASMT: 273160089, APN: 273160089
LINDA MORROW, ETAL
16405 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160077, APN: 273160077
DORA LOPEZ, ETAL
16430 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160090, APN: 273160090
LISA CUMMINGS, ETAL
16435 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160078, APN: 273160078
JO ANDERSON, ETAL
16400 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160091, APN: 273160091
PATRICIA DICRISTOFARO, ETAL
17032 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273160079, APN: 273160079
MONICA BULLOCK, ETAL
16370 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273160092, APN: 273160092
ESMIREYDA ANDAYA, ETAL
16420 PONDEROSA LN
RIVERSIDE, CA. 92504

ASMT: 273160080, APN: 273160080
JASBIR SANDHU, ETAL
16340 LANDON CT
RIVERSIDE, CA. 92504

ASMT: 273172025, APN: 273172025
LISA MOHN, ETAL
16317 JACOBS CIR
RIVERSIDE, CA. 92504

ASMT: 273160087, APN: 273160087
TERESA HARRAH, ETAL
16695 BLOCKER DR
RIVERSIDE, CA. 92504

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16725 BLOCKER DR
RIVERSIDE, CA. 92504

ASMT: 273172027, APN: 273172027
DAVID VINSANT, ETAL
C/O DAVID VINSANT
16375 JACOBS CIR
RIVERSIDE, CA. 92504



ASMT: 273174006, APN: 273174006
GULLALY AZIZI
16790 ALITA DR
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ASMT: 273180042, APN: 273180042
JULIETA HURTADO, ETAL
16720 SUTTLES DR
RIVERSIDE CA 92504

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RIVERSIDE, CA. 92504

ASMT: 273200083, APN: 273200083
PONDEROSA LANE ESTATES
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730





CZ7877 TR36910

**Southern California Edison
2244 Walnut Grove Ave., Rm. 312
P.O. Box 600
Rosemead, CA 91770**

**The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506**

**Planning Department
City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522**

**Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516**

**Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518**

**Board of Supervisor, Riverside County
1st Supervisor District, Bob Buster
Mail Stop 1001
Rancho Cucamonga, CA 91730**

**Riverside Highland Water Company
1450 E. Washington Street
Riverside, CA 92501-3204**

**Owner/Applicant:
Ponderosa Lane Estates LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730**

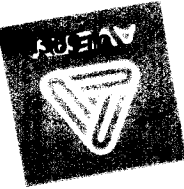
**Owner/Applicant:
Ponderosa Lane Estates LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730**

**Engineer:
Adkan Engineers
Attn: Brian Ingersoll
6879 Airport Drive
Riverside, CA 92504**

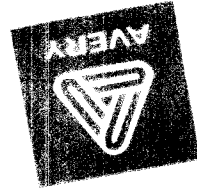


Southern California Edison
2244 Walnut Grove Ave., Rm. 312
P.O. Box 600
Rosemead, CA 91770

CZ7877



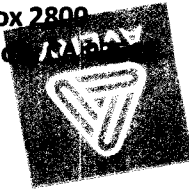
The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506



Planning Department
City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522



Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92506



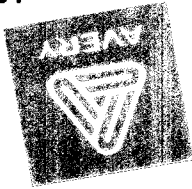
Western Municipal Water District
1000 Main Parkway
Riverside, CA 92518



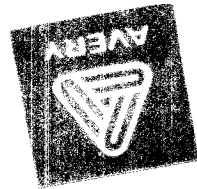
Board of Supervisor, Riverside County
1st Supervisor District, Bob Buster
Mail Stop 1001
Rancho Cucamonga, CA 91730



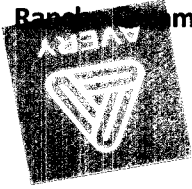
Riverside Highland Water Company
1450 E. Washington Street
Riverside, CA 92501-3204



Owner/Applicant:
Ponderosa Lane Estates LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

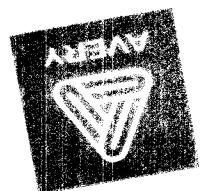
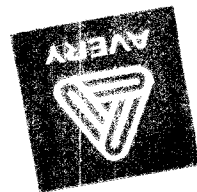
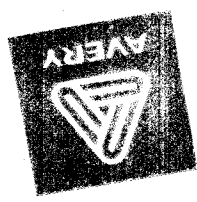
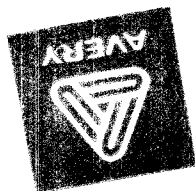
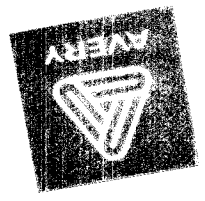
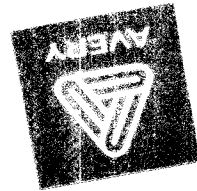
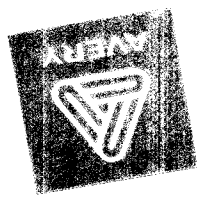
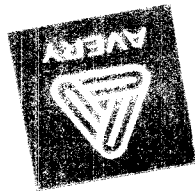


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10621 Civic Center Drive
Rancho Cucamonga, CA 91730



Engineer:
Adkan Engineers
Attn: Brian Ingersoll
6879 Airport Drive
Riverside, CA 92504







OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

May 10, 2016

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: ZC 7877 AND TENTATIVE TRACT MAP NO.
36910

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday,
May 13, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE
PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Tuesday, May 10, 2016 8:55 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7877 and TTM 36910

Received for publication on 5/13

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, May 10, 2016 8:40:07 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: ZC 7877 and TTM 36910

Good morning!

Attached is a Notice of Public Hearing, for publication on Friday, May 13, 2016. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 24, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Woodcrest Suttles, LLC – Adkan Engineers, on **Change of Zone No. 7877** and the associated Ordinance No. 348.4836, which proposes to change the zoning from Light Agriculture – 5 Acre Minimum (A-1-5) to Residential Agriculture (R-A) and Watercourse, Watershed, & Conservation Areas (W-1), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 36910, Schedule B**, which proposes to subdivide 9.9 acres into 9 residential lots with a minimum lot size of 25,000 sq. ft. and one (1) open space lot (“the project”). The project is located northerly of Mariposa lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive in the Lake Mathews / Woodcrest Area, First Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42811**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JUDY EGUEZ, PROJECT PLANNER, AT (951) 955-1195 OR EMAIL jeguez@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 10, 2016

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@asrclkrec.com>
Sent: Tuesday, May 10, 2016 9:02 AM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: ZC 7877 TTM 36910

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, May 10, 2016 8:43 AM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: ZC 7877 TTM 36910

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 10, 2016, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE 7877 and TENTATIVE TRACT MAP NO. 36910

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: May 24, 2016, 2016 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: May 10, 2016
Cecilia Gil

CZ7877 TR36910

Southern California Edison
2244 Walnut Grove Ave., Rm. 312
P.O. Box 600
Rosemead, CA 91770

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

Planning Department
City of Riverside
3900 Main St. 3rd Floor
Riverside, CA 92522

Riverside Unified School District
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P.O. Box 2800
Riverside, CA 92516

Western Municipal Water District
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Board of Supervisor, Riverside County
1st Supervisor District, Bob Buster
Mail Stop 1001
Rancho Cucamonga, CA 91730

Riverside Highland Water Company
1450 E. Washington Street
Riverside, CA 92501-3204

Owner/Applicant:
Woodcrest Suttles, LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Owner/Applicant:
Woodcrest Suttles, LLC
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

Engineer:
Adkan Engineers
Attn: Brian Ingersoll
6879 Airport Drive
Riverside, CA 92504



2C 7877
54



**Engineer:
Adkan Engineers
Attn: Brian Ingersoll
6879 Airport Drive
Riverside, CA 92504**



ASMT: 273160076, APN: 273160076
ALISA NEAL, ETAL
19016 COLE AVE
PERRIS CA 92570

ASMT: 273160089, APN: 273160089
LINDA MORROW, ETAL
16405 LONDON CT
RIVERSIDE, CA. 92504

ASMT: 273160077, APN: 273160077
DORA LOPEZ, ETAL
16430 LONDON CT
RIVERSIDE, CA. 92504

ASMT: 273160090, APN: 273160090
LISA CUMMINGS, ETAL
16435 LONDON CT
RIVERSIDE, CA. 92504

ASMT: 273160078, APN: 273160078
JO ANDERSON, ETAL
16400 LONDON CT
RIVERSIDE, CA. 92504

ASMT: 273160091, APN: 273160091
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CONSUELO CARRANZA, ETAL
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RIVERSIDE, CA. 92504

ASMT: 273173002, APN: 273173002
CHRISTINE ELLIS, ETAL
16796 KATIE DR
RIVERSIDE CA 92503

ASMT: 273173009, APN: 273173009
CHERYL VITO, ETAL
16797 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173003, APN: 273173003
MARY BAGLEY, ETAL
16818 KATIE DR
RIVERSIDE, CA. 92504

ASMT: 273173010, APN: 273173010
SHERRY HILLIARD
16779 ALITA DR
RIVERSIDE, CA. 92504

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DAVER RODRIGUEZ, ETAL
16852 KATIE DR
RIVERSIDE, CA. 92504

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LISA MOY, ETAL
16948 ALITA DR
RIVERSIDE, CA. 92504

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OLGA GABALDON, ETAL
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RIVERSIDE, CA. 92504

ASMT: 273174003, APN: 273174003
MARIA MENENDEZ, ETAL
16906 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173006, APN: 273173006
MARY BISHARA, ETAL
16891 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273174004, APN: 273174004
SANDRA SMITH
16874 ALITA DR
RIVERSIDE, CA. 92504

ASMT: 273173007, APN: 273173007
ELIZABETH WINDOM, ETAL
16853 ALITA DR
RIVERSIDE, CA. 92504

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LEO CLARK
16832 ALITA DR
RIVERSIDE, CA. 92504

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RIVERSIDE CA 92504

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RIVERSIDE CA 92504

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ASMT: 273200083, APN: 273200083
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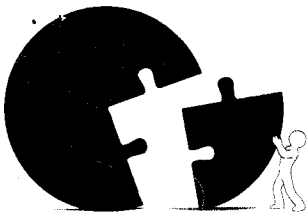
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: April 11, 2016

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: CHANGE OF ZONE NO. 7877 AND TENTATIVE TRACT NO. 36910
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

05/24/16

Please schedule for the ~~6/01/2016~~ BOS

***NOTE: This is a combined BOS Approval and Adoption at same time**

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2016 MAY - 6 AM 9:51

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Mother

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 5/24 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

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SPEAKER'S NAME: Holmstrom B

Address: Mead Valley
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 5/24 **Agenda #** 16.2

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SPEAKER'S NAME: PETER PITASSI

Address: 10621 CIVIC CENTER
(only if follow-up mail response requested)

City: R.C. **Zip:** 91701

Phone #: 481-1150

Date: 5/29/16 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

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Support **Oppose** **Neutral**

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